

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS

BLUE HILLS OFFICE PARK LLC,

Plaintiff, Defendant-in-Counterclaim.

v.

Civil Action No. 05-CV-10506 (WGY)

J.P. MORGAN CHASE BANK, as Trustee for the
Registered Holders of Credit Suisse First Boston
Mortgage Securities Corp., Commercial Mortgage
Pass-Through Certificates, Series 1999-C1, and
CSFB 1999-C1 ROYALL STREET, LLC,

Defendants, Plaintiffs-in-Counterclaim,

v.

WILLIAM LANGELIER and GERALD
FINEBERG,

Defendants-in-Counterclaim.

**MOTION FOR SUMMARY JUDGMENT OF DEFENDANT AND
PLAINTIFF-IN-COUNTERCLAIM CSFB 1999-C1 ROYALL STREET, LLC**

Pursuant to Fed. R. Civ. P. 56, defendant and plaintiff-in-counterclaim CSFB 1999-C1 Royall Street, LLC (“CSFB”) moves for summary judgment as to all claims brought by and against it in this jury-waived action. The material facts in this action are undisputed and there is no need for a bench trial to resolve the parties’ claims.

In support of this motion, CSFB relies on the following materials submitted herewith:

1. Memorandum in Support of Motion for Summary Judgment of Defendant and Plaintiff-in-Counterclaim CSFB 1999-C1 Royall Street, LLC;
2. Defendants' and Plaintiffs-in-Counterclaim's Joint Local Rule 56.1 Statement of Undisputed Facts in Support of Their Motions for Summary Judgment;
3. Defendants' and Plaintiffs-in-Counterclaim's Appendix of Deposition Transcripts;
4. Defendants' and Plaintiffs-in-Counterclaim's Appendix of Deposition Exhibits;
5. Affidavits of:
 - a. Joseph A. Polcari, Jr.
 - b. Edward C. Brown
 - c. Curtis J. Mallegni
 - d. Stephen Goertzen
 - e. Ronald H. Greenspan
 - f. Eric S. Stotz
 - g. Bruce S. Barnett

Respectfully submitted,

CSFB 1999-C1 ROYALL STREET, LLC,
By its attorneys,

/s/ Bruce E. Falby

E. Randolph Tucker, BBO #503845

Bruce E. Falby, BBO #544143

Bruce S. Barnett, BBO #647666

Traci S. Feit, BBO #660688

DLA PIPER RUDNICK GRAY CARY US LLP

33 Arch Street, 26th Floor

Boston, MA 02110-1447

(617) 406-6000

Dated: May 17, 2006

LOCAL RULE 7.1(A)(2) CERTIFICATION

The undersigned counsel for CSFB certifies that he has conferred with Peter McGlynn, counsel for defendants-in-counterclaim Blue Hills Office Park LLC, William Langelier, and Gerald Fineberg, in a good faith attempt to resolve or narrow the issues presented by this motion.

/s/ Bruce E. Falby

Bruce E. Falby